



3 ROYAL CRESCENT

Bath, BA1 2LR

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A SIMPLY EXQUISITE GROUND AND LOWER GROUND FLOOR MAISONNETTE WITH LANDSCAPED GARDEN AND A GARAGE.

ACCOMMODATION

Entrance Hall, Drawing Room, Reception Room, Kitchen/Dining Room, Cloakroom, Storage, Bedroom one with dressing area and ensuite shower room, Bedroom 2 with ensuite shower room, Shower Room, Utility Room, Wine Cellar, Gym, Storage, Garage







SITUATION

The Royal Crescent is famous the world over and is situated in the heart of the city of Bath. Bath is a World Heritage site famed for its Georgian architecture and Roman heritage. The city enjoys a wealth of cultural, sports, entertainment and recreational facilities as well as excellent communication links. The M4 junction 18 is approximately 10 miles distant and there is a mainline rail link to London Paddington from Bath Spa station (journey time from 75 mins). Bristol International Airport is approximately 18.6 miles away. There are five independent schools in the city as well as an excellent choice in the state sector. Bath also has two universities.

DESCRIPTION

The ground and lower ground floor maisonette at 3 Royal Crescent is simply exquisite. The property has been the subject of a thorough refurbishment and extension by the current owners and now provides magnificent living space with a wealth of period features, balanced seamlessly with a contemporary style.

The property can be entered either via the front door at ground floor level or from the rear via a private gate, adjacent to the garage and into the garden. Once inside, the superb proportions are immediately apparent. The entrance hall is very grand with space for coats and a cloakroom. To the rear, in the extension added by the current owners, is a beautiful kitchen/ dining room with a range of base and wall units and high end appliances. From here, there are bi-folding doors leading to the garden.

The maisonette offers two wonderfully proportioned ground floor rooms with beautiful cornicing and fireplaces. The current owners use both these rooms as reception rooms.

On the lower floor, the principal bedroom is at the front of the property and has a spacious dressing area and large shower room. There is independent access from the front courtyard as well. There is a further double bedroom with en suite shower room and study area, utility room and further shower room.

The current owners excavated the rear garden to create a further room which is currently used as a gym. There is a wine cellar adjacent.







OUTSIDE

3 Royal Crescent has the benefit of a private and enclosed rear garden which has been beautifully landscaped by the current owners. There is also coded access via a gate onto Upper Church Street giving independent access for the property, rather than using the communal hallway. Unusually for a maisonette, this property has a single garage as well.

GENERAL INFORMATION SERVICES

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

LOCAL AUTHORITY

Bath and North East Somerset Council –
www.bathnes.gov.uk

VIEWINGS

Strictly by appointment with Savills.



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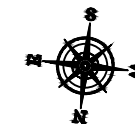
Approximate Gross Internal Area

Main House 2,885 sq ft – 268 sq m

Garage 216 sq ft – 20 sq m

Vaults 462 sq ft – 43 sq m

Total Area 3,563 sq ft – 331 sq m



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SAVILLS BATH

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